

Amendment No. 19

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

By-law No. \_\_\_\_\_

A by-law to Adopt Mississauga Official Plan Amendment No. 19

WHEREAS in accordance with the provisions of sections 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to section 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing may authorize an approval authority to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, the Minister of Municipal Affairs and Housing has authorized the Region of Peel to exempt Local Municipal Official Plan Amendments;

AND WHEREAS, on January 27, 2000, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. 19, in his opinion the amendment conforms with the Regional Official Plan and is exempted;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The Local Area Plan attached hereto as Schedule "A", attached maps designated as Schedule "B", "C", "D", "E", "F", "G", "H", "I-1", "I-2" and explanatory text attached hereto, constituting Amendment No. 19 to Mississauga Official Plan, specifically the Port Credit Local Area Plan Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are hereby adopted.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Signed \_\_\_\_\_  
MAYOR

Signed \_\_\_\_\_  
CLERK

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The following text, Local Area Plan designated Schedule "A" and maps designated Schedules "B", "C", "D", "E", "F", "G", "H", "I-1", "I-2", attached hereto constitute Amendment No. 19.

Schedule "A" of this Amendment is the Port Credit Local Area Plan.

Schedule "B" of this Amendment is an excerpt from Schedule 1 - Urban System, Mississauga Official Plan, with the proposed extension of the "Community Node" boundary to include additional shoreline and identify it as "Green System", and circled in red.

Schedule "C" of this Amendment is an excerpt from Schedule 1a - Urban System - Green System, Mississauga Official Plan, with the proposed additional shoreline identified as "Green System", and circled in red.

Schedule "D" of this Amendment is an excerpt from Schedule 1b - Urban System – City Structure, Mississauga Official Plan, with the proposed extension of the "Community Node" boundary to include additional shoreline, and circled in red.

Schedule "E" of this Amendment is an excerpt from Schedule 2 - Intensification Areas, Mississauga Official Plan, with the proposed extension of the "Community Node" boundary to include additional shoreline, and circled in red.

Schedule "F" of this Amendment is an excerpt from Schedule 3 - Natural System, Mississauga Official Plan, with the proposed additional shoreline identified as "Natural Areas" and "Natural Hazards", and circled in red.

Schedule "G" of this Amendment is an excerpt from Schedule 4 - Parks and Open Spaces, Mississauga Official Plan, with the proposed additional shoreline identified as "Public and Private Open Spaces", and circled in red.

Schedule "H" of this Amendment is an excerpt from Schedule 9 - Character Areas, Mississauga Official Plan, with the proposed extension of the "Community Node" boundary to include additional shoreline, and circled in red.

Schedule "I-2" of this Amendment is an excerpt from Schedule 10 - Land Use Designations, Mississauga Official Plan, with the proposed amendments to replace existing designations shown on Schedule "I-1" with "Mixed Use",

"Special Waterfront", "Residential Low Density II", "Residential High Density", and "Greenbelt" designations as indicated in pink, white with diagonal lines, light brown, dark brown, and light green respectively, and outlined in black. Schedule "I-2" also identifies the additional shoreline as "Natural Hazards".

Also attached hereto but not constituting part of the Amendment are Appendices I, II and III.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II-1 and II-2 are maps showing the Existing Land Use of the subject lands and the surrounding area, with the lands affected by this Amendment outlined in red.

Appendix III is a copy of the Planning and Building Department reports dated, February 7, 2012, August 28, 2012, and November 12, 2013, pertaining to this Amendment.

## PURPOSE

The purpose of this Amendment is to replace the Port Credit Local Area Plan of Mississauga Official Plan and to redesignate certain parcels of land to "Mixed Use", "Special Waterfront", "Residential Low Density II", "Residential High Density", and "Greenbelt".

This Amendment also revises the following schedules of Mississauga Official Plan to reflect changes to the shoreline and associated information:

- Schedule 1 - Urban System
- Schedule 1a - Urban System – Green System
- Schedule 1b - Urban System – City Structure
- Schedule 2 - Intensification Areas
- Schedule 3 - Natural System
- Schedule 4 - Parks and Open Spaces
- Schedule 9 - Character Areas
- Schedule 10 - Land Use Designations

## LOCATION

The lands affected by this Amendment are located in the Port Credit Local Area Plan which contains the Port Credit Community Node Character Area and the Port Credit Neighbourhood Character Area.

## BASIS

The subject lands are located in the Port Credit Community Node Character Area and the Port Credit Neighbourhood Character Area, as identified in Mississauga Official Plan. Mississauga Official Plan came into effect on November 14, 2012, save and except for those policies and land use designations which have been appealed to the Ontario Municipal Board. The subject lands and associated policies are not under appeal to the Ontario Municipal Board.

The proposed Amendment is acceptable from a planning standpoint and should be approved as the subject lands have been reviewed and updated to reflect changing local circumstances and the policies in the Mississauga Official Plan principal document.

Details regarding this Amendment to the Port Credit Community Node Character Area and the Port Credit Neighbourhood Character Area Policies of Mississauga Official Plan are contained in the Planning and Building Reports dated February 7, 2012, August 28, 2012, and November 12, 2013, attached to this Amendment as Appendix III.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Mississauga Official Plan is hereby amended by deleting the Port Credit Local Area Plan and replacing it with the Port Credit Local Area Plan attached as Schedule "A" of this Amendment;
2. Schedule 1 - Urban System, Mississauga Official Plan is hereby amended by extending the "Community Node" boundary to include additional shoreline and identify it as "Green System", as shown on Schedule "B" of this Amendment;
3. Schedule 1a - Urban System – Green System, Mississauga Official Plan is hereby amended by including additional shoreline identified as "Green System", as shown on Schedule "C" of this Amendment;
4. Schedule 1b - Urban System – City Structure, Mississauga Official Plan is hereby amended by extending the "Community Node" boundary to include additional shoreline, as shown on Schedule "D" of this Amendment;
5. Schedule 2 - Intensification Areas, Mississauga Official Plan is hereby amended by extending the "Community Node" boundary to include additional shoreline, as shown on Schedule "E" of this Amendment;
6. Schedule 3 - Natural System, Mississauga Official Plan is hereby amended by including additional shoreline identified as "Natural Areas" and "Natural Hazards", as shown on Schedule "F" of this Amendment;
7. Schedule 4 - Parks and Open Space, Mississauga Official Plan is hereby amended by including additional shoreline identified as "Public and Private Open Spaces", as shown on Schedule "G" of this Amendment;
8. Schedule 9 - Character Areas, Mississauga Official Plan is hereby amended by extending the "Community Node" boundary to include additional shoreline, as shown on Schedule "H" of this Amendment;
9. Schedule 10 - Land Use Designations, Mississauga Official Plan is hereby amended by changing the land use designation of selected lands, as shown on Schedules "I-1" and "I-2" of this Amendment as follows:
  - a) from "Residential Medium Density" to "Mixed Use";
  - b) from "To Be Determined" to "Special Waterfront";
  - c) from "Residential High Density" to "Residential Low Density II";
  - d) from "Residential Medium Density" to "Residential High Density";
  - e) from "Residential High Density" to "Mixed Use"
10. Schedule 10 - Land Use Designations, Mississauga Official Plan is hereby amended by adding additional shoreline, designated Greenbelt and identified as "Natural Hazards", as shown on Schedule "A" of this Amendment.

## IMPLEMENTATION

Upon the approval of this Amendment by the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

Provisions will be made through the rezoning of the lands subject to this Amendment, for development to occur subject to approved site development, architectural and landscaping plans, to ensure that site access, buildings, parking and landscaping are satisfactorily located and designed.

#### INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

Upon approval of this Amendment, the various Sections, Schedules and Appendices of Mississauga Official Plan will be amended in accordance with this Amendment, subject to technical revisions being permitted to this Amendment without official plan amendments with respect to: changing the numbering, cross-referencing and arrangement of the text, tables, schedules and maps; altering punctuation or language for consistency; and correcting grammatical, dimensional and boundary, mathematical or typographical errors, provided that the purpose, effect, intent, meaning and substance of this Amendment are in no way affected.

